

भारतीय गैर न्यायिक

रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

INDIA NON



पश्चिम बंगाल
Calcutta
Regn. No.: 1101/98

पश्चिम बंगाल WEST BENGAL

23AA 170557

TENANCY AGREEMENT

THIS TENANCY AGREEMENT made on the 01st Day of April 2023 between **Nadia Printing and Packaging Private Limited**, (CIN: U21015WB1992PTC056977) having registered office at "Shrachi Tower", 686, Anandapur, E.M. Bypass- R.B. Connector Junction, Kolkata- 700107, hereinafter called the **LANDLORD** which term shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors and assigns of the ONE PART and **Brijlaxmi Paper Products Private Limited**, (CIN: U68100WB2012PTC201254) hereinafter called **TENANT** which term shall, unless excluded by or repugnant to context, include its successors and assigns of OTHER PART.

WHEREAS the LANDLORD is seized and possessed of the total 3 floors being the 7th, 8th & 9th floors in the multi storey building named as "Shrachi Tower" situated at 686, Anandapur, E.M. Bypass- R.B. Connector Junction, Kolkata- 700107

AND WHEREAS the TENANT has approached the LANDLORD for letting out to him 100 sq feet of space on the 9th floor of the aforementioned building, more fully described in the schedule mentioned below, for commercial purpose for a period of 11 months from 01st April, 2023 on the terms and conditions hereinafter appearing.

P. K. Datta

Notary

Regn. No.: 1101/98

C.M.M. Court
2 & 3, Bankhall Street
Calcutta - 700 001

**NADIA PRINTING & PACKAGING
PRIVATE LIMITED**

Kuldeep
Director

Brijlaxmi Paper Products Private Limited

Ahul Todi
Director

01 APR 2023

01 APR 2023

220323

SI No
Name :
Address :

M. Mukherjee
Advocate
High Court Calcutta

Rs.

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

27 MAR 2018

87 Bhowanipore
Kolkata - 700 025
West Bengal
India

27 MAR 2018



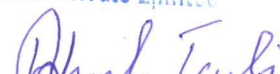
NOW THIS AGREEMENT witnessed and it is hereby agreed by and between the parties hereto as follows:

1. That the TENANT has agreed to pay the LANDLORD for the office space mentioned in schedule hereinbelow Rs.1,000/- (Rupees One Thousand only) per month, exclusive of electricity and other charges.
2. That the TENANT has agreed to pay rent for each month within 10 days of the subsequent month.
3. That the TENANT has agreed to bear the electricity charges over and above the rent to the LANDLORD on actual basis as per the Electricity Bills for the said office space.
4. That the tenancy agreement is valid for a period of 11 months only with effect from 01st April, 2023 unless otherwise extended on mutually agreed terms and conditions 2 months prior to the expiry of this agreement. It can also be terminated at anytime by mutual agreement.
5. That the TENANT has agreed to undertake all minor repairs of the office space including the fixture and fittings at its own cost and expense during the period of this Agreement.
6. The TENANT undertakes that on expiry and / or termination of this Tenancy Agreement, the TENANT shall vacate and hand over peaceful and vacant possession of the office space in the same condition it was let Out.
7. That if the rent is in default for two consecutive months the LANDLORD shall recover vacant possession after service of notice to quit.
8. That the TENANT undertakes not to transfer or assign the said office space and have agreed not to sublet or part with possession of the same or any part thereof to any person/organization whatsoever except with the prior written approval of the LANDLORD
9. The TENANT undertakes that the office space will be used exclusively for use as an office and under no circumstances it shall be utilized for any other purposes.
10. The TENANT has agreed not to carry on such activities that are repugnant to customs and religious Ideas and not to commit any nuisance or any acts that may cause annoyance to the LANDLORD and or neighbors to the office space.
11. That the TENANT has agreed not to make any additions or any alterations/renovations in any manner whatsoever in the office space without the prior written consent of the LANDLORD.
12. That if the TENANT fails/neglects to comply with clauses 7, 8,9,10,and 11 above, the LANDLORD will enter the office space and take possession of the same after serving notice to quit.

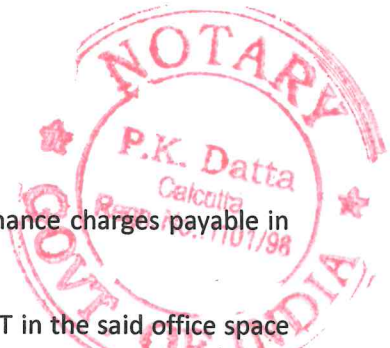
NADIA PRINTING & PACKAGING
PRIVATE LIMITED


Director


P. K. Datta
Notary
Maxmi Paper Products Private Limited
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001


Director

01 APR 2023



13. All taxes (both owner's and occupiers share) and monthly maintenance charges payable in respect of the said office space shall be paid by the LANDLORD.

14. The LANDLORD shall not disturb peaceful possession of the TENANT in the said office space during the period of tenancy, subject to the tenant complying with the covenants enjoined upon its under this Agreement.

15. Any dispute, difference, claims and questions arising on account of this agreement or on account of the tenancy of the office space by the tenant shall be referred to Arbitration under the Arbitration and Conciliation Act, 1996 by a Sole Arbitrator to be appointed by the Landlord. The venue of the Arbitration shall be in Kolkata and the Arbitrator so appointed shall have summary powers and shall hold sittings only in Kolkata and the Arbitrator shall formulate his/its own procedure for the conduct of the Arbitration and shall be entitled to dispense with filing of pleadings and taking of any evidence and to dispose off the proceedings in a summary manner and the Award, if any, published by the Arbitrator shall be final and binding on all the parties to this Agreement. The costs and expenses of the Arbitrator shall be shared equally by the Landlord and the Tenant.

16. The Courts in Kolkata alone shall have jurisdiction for the purposes of this Agreement.

Schedule of the OFFICE SPACE

An area of 100 square feet on the 9 floor of the building at 686, Anandapur, E.M. Bypass- R.B. Connector Junction, Kolkata- 700107

IN WITNESSES WHEREOF the parties have put their respective Hand and or Signature and on the day month and year written above

Witness:

1. *Sushil Rajgadia*

2. *Bandana Upadheya*

NADIA PRINTING & PACKAGING PRIVATE LIMITED

Kuldeep
Director

(LANDLORD)

Brijlaxmi Paper Products Private Limited

Abhinav Pochi
Director

(TENANT)



Identified by me
[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

[Signature]
Signature attested by me
Identification of address

P. K. Datta
Notary

P. K. Datta
Notary

Regn. No.: 1101/98
C.M.M.'s Court
24 3, Bankshall Street
Calcutta - 700 001

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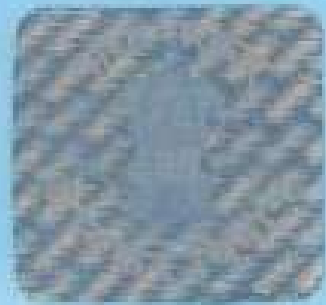
01 APR 2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NADIA PRINTING AND PACKAGING
PRIVATE LIMITED



13/11/1992

Permanent Account Number

AAACN9595Q

12082011